

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Address Including suburb and postcode		19 Papua Street, Watsonia Vic 3087								
Indicative selli	ng pric	е								
For the meaning of	of this p	rice see	cons	sumer.vic.gov.au	/unde	rquoting				
Range between \$880,		000		&	\$968,000					
Median sale pr	ice									
Median price	\$830,50	0	Ηοι	use X	Unit			Suburb	Watsonia	
Period - From (01/07/20	017	to	30/06/2018		Source	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	17 French Ct WATSONIA 3087	\$941,000	19/05/2018
2	1 Reeves St WATSONIA 3087	\$925,000	31/07/2018
3	28 Black St WATSONIA 3087	\$910,000	11/08/2018

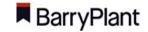
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Indicative Selling Price \$880,000 - \$968,000 Median House Price Year ending June 2018: \$830,500



Land Size: 825.947 sqm approx

Agent Comments



Comparable Properties



17 French Ct WATSONIA 3087 (REI/VG)

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Price: \$941,000 Method: Auction Sale Date: 19/05/2018

Rooms: 6

Property Type: House (Res) **Land Size:** 837 sqm approx

Agent Comments



1 Reeves St WATSONIA 3087 (REI/VG)

– 4



2

Price: \$925,000 **Method:** Private Sale **Date:** 31/07/2018

Rooms: 7

Property Type: House **Land Size:** 747 sqm approx

Agent Comments



28 Black St WATSONIA 3087 (REI)

--| :



6

Price: \$910,000 **Method:** Auction Sale **Date:** 11/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 692 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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